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BUILDING STATISTICS - TASMANIA, DECEMBER QUARTER, 1956.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st December, 1956. More extensive comparative data for preceding periods will be found in each June quarter statement.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st December, 1956, 780 new houses were completed compared with 778 in September quarter, 1956 and 723 in June quarter, 1956.

Completions in December quarter in preceding years were: 1953 - 661; 1954 - 737; and 1955 - 715. The 780 houses completed during December quarter, 1956 comprised 125 brick, concrete etc., 64 brick, concrete, etc. veneers, 570 wood, 2 prefabricated wood and 19 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during December quarter, 1956, was 610, an increase of 100 compared with September quarter, 1956.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st December 1956, was 1,867, a decrease of 170 compared with the 30th September 1956 figure of 2,037. Corresponding figures as at the 30th December in previous years are as follows: 1953 - 2,123; 1954 - 2,269; 1955 - 2,476,

The houses under construction at the 31st December, 1956 comprised: solid brick, concrete, etc. 395 (21.2%); brick, concrete, etc. veneers 237 (12.7%); wood 1,139 (60.9%); prefabricated wood, 7 (0.4%) and fibro-cement, 89 (4.8%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during December quarter, 1956 was £876,000 compared with £764,000 in September quarter, 1956 and £939,000 in June quarter, 1956. Fourteen new factories valued at £76,000 were completed during the quarter.

During December quarter, 1956 the value of new buildings (other than houses), commenced was £2,198,000 compared with £1,657,000 in September quarter, 1956 and £699,000 in June quarter, 1956.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during December quarter, 1956, was £3,030,000 an increase of £100,000 compared with September quarter, 1956, and an increase of £169,000 compared with December quarter, 1955. New houses valued at £2,154,000 comprised 71.1 per cent of the total value of completions.

The value of new buildings commenced during December quarter, 1956 was £3,894,000 an increase of £769,000 compared with September quarter, 1956, and £1,603,000 more than December quarter, 1955.

The value of new buildings under construction at 31st December, 1956 was £11,123,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during December quarter, 1956, was £3,176,000 compared with £2,706,000 in September quarter, 1956, and £3,053,000 in December quarter, 1955. Of the December quarter 1956 total, £1,820,000 or 57.3% represented work done in respect of houses. Hobart and Suburbs accounted for £1,551,000 or 48.8% of the total value, Launceston and Suburbs for £390,000 or 12.3% and the rest of the State for £1,235,000 or 38.9%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,098 persons including 1,429 working principals engaged on the construction of new buildings at 19th December, 1956. Of these, 2,517 were carpenters by trade, 367 bricklayers and 917 builders' labourers.

Of the 5,098 persons engaged at 19th December, 1956, 3,826 were working on private contract jobs, 750 on owner-built jobs and 522 on Government Day Labour projects. The returns indicated that 2,825 were working on new houses, 1,384 on other new buildings, 307 on alterations and additions to houses, 303 on alterations and additions to other buildings and 279 on repair and maintenance work.

1. CONSTRUCTION OF NEW BUILDINGS-TASMANIA-DECEMBER QUARTER, 1956.

Description of Building and Construction Agency	Commenced during December Quarter, 1956.		Completed during December Quarter, 1956.		Under Construct- ion at 30th December, 1956.		Value of Work done during Dec. Qtr. 1956.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	£'000
1. Houses:		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private A/c.	164	532	219	693	336	1,208	625
On Govt. A/c.	35	101	64	176	45	145	111
(ii) Govt. Day Labour:	134	385	93	257	86	262	333
(iii) Owner Builders:	277	678	404	1,028	1,400	3,686	751
Total Houses:	610	1,696	780	2,154	1,867	5,301	1,820
2. Flats (b):							
(i) Private Contractors:							
On Private A/c.	6	17	9	24	21	53	18
(ii) Govt. Day Labour	-	-	26	104	28	112	74
3. Shops:							
(i) Private Contractors:							
On Private A/c.	14	117	15	83	31	383	110
4. Hotels, Guest Houses:							
(i) Private Contractors:							
On Private A/c.	7	76	-	-	7	76	29
On Govt. A/c.	-	-	1	30	-	-	3
5. Office Premises:							
(i) Private Contractors:							
On Private A/c.	2	58	2	60	10	785	92
On Govt. A/c.	-	-	1	13	2	30	11
(ii) Govt. Day Labour	1	2	-	-	1	2	-
6. Other Business Premises:							
(i) Private Contractors:							
On Private A/c.	22	111	16	78	32	407	159
On Govt. A/c.	1	2	3	16	5	87	22
7. Factories:							
(i) Private Contractors:							
On Private A/c.	11	119	11	52	24	480	136
On Govt. A/c.	2	11	2	20	3	28	25
(ii) Govt. Day Labour	-	-	1	4	-	-	-
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
On Private A/c.	4	15	2	8	13	88	30
9. Education Buildings:							
(i) Private Contractors:							
On Private A/c.	1	15	-	-	5	130	43
On Govt. A/c.	7	162	4	50	18	762	187
10. Religious Buildings:							
(i) Private Contractors:							
On Private A/c.	3	33	1	4	6	56	17
11. Health Buildings:							
(i) Private Contractors:							
On Govt. A/c.	4	1,273	2	82	7	1,723	169
12. Other New Buildings:							
(i) Private Contractors:							
On Private A/c.	9	99	19	224	10	149	167
On Govt. A/c.	14	87	20	20	36	470	63
(ii) Govt. Day Labour:	1	1	2	4	1	1	1
Total Other New Buildings:	109	2,198	137	876	260	5,822	1,356
All New Buildings:							
(i) Private Contractors:							
On Private A/c.	243	1,192	294	1,226	495	3,815	1,426
On Govt. A/c.	63	1,636	97	407	116	3,245	591
(ii) Govt. Day Labour:	136	388	122	369	116	377	408
(iii) Owner Builders:	277	678	404	1,028	1,400	3,686	751
GRAND TOTAL:	719	3,894	917	3,030	2,127	11,123	3,176

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

3. SUMMARY: BUILDING PERMITS GRANTED AND  
CONSTRUCTION OF NEW HOUSES, DECEMBER QUARTER, 1956.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	31	£'000 100	38	£'000 133	66	£'000 222	175	£'000 644
Hobart, Suburbs:								
Clarence (b)	55	172	47	154	68	206	150	492
Kingborough (b)	14	48	8	22	19	70	45	136
Glenorchy	133	432	188	543	153	434	328	1,063
Total Suburbs:	202	652	243	719	240	710	523	1,691
Total Hobart and Suburbs:	233	752	281	852	306	932	698	2,335
Launceston, City	35	113	36	115	44	138	137	420
Launceston, Suburbs (b):								
Beaconsfield	7	23	10	32	10	29	55	152
Lilydale	21	57	14	39	12	37	34	98
St. Leonards	25	77	38	112	49	138	119	355
Westbury	7	17	2	5	9	19	14	38
Total Suburbs:	60	174	64	188	80	223	222	643
Total Launceston and Suburbs:	95	287	100	303	124	361	359	1,063
All Other Areas	293	703	229	541	350	861	810	1,903
Total Tasmania: -								
December Quarter, 1956	621	1,742	610	1,696	780	2,154	1,867	5,301
September Quarter, 1956	588	1,703	510	1,468	778	2,166	2,037	5,648
June Quarter, 1956	639	1,784	664	1,796	723	1,994	2,305	6,391
March Quarter, 1956	697	1,982	592	1,682	704	1,967	2,364	6,510
December Quarter, 1955	629	1,718	648	1,707	715	1,925	2,476	6,821

(a) Value when completed.

(b) Suburban areas only of these Municipalities.



3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED  
IN STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, DECEMBER QUARTER, 1956.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<b>URBAN DIVISION :</b>		£'000		£'000		£'000		£'000
Hobart City	31	100	38	133	66	222	175	644
" Suburbs	202	652	243	719	240	710	523	1,691
Launceston City	35	113	36	115	44	138	137	420
" Suburbs	60	174	64	188	80	223	222	643
<b>Total Urban Division:</b>	<b>328</b>	<b>1,039</b>	<b>381</b>	<b>1,155</b>	<b>430</b>	<b>1,293</b>	<b>1,057</b>	<b>3,398</b>
<b>NORTH WESTERN DIVISION :</b>								
Burnie	29	79	24	69	34	80	78	222
Circular Head	15	34	7	24	18	42	25	64
Deloraine	5	13	7	16	8	22	22	51
Devonport	24	78	20	56	27	82	93	249
Kentish	4	10	1	1	4	10	6	13
King Island	2	4	10	31	6	20	20	62
Latrobe	12	18	5	9	5	12	14	25
Penguin	11	24	5	8	9	17	20	49
Ulverstone	18	56	23	57	22	63	57	150
Wynyard	19	41	16	37	17	41	46	116
<b>Total North-Western Div:</b>	<b>139</b>	<b>357</b>	<b>118</b>	<b>308</b>	<b>150</b>	<b>389</b>	<b>381</b>	<b>1,001</b>
<b>NORTH-EASTERN DIVISION :</b>								
Beaconsfield (b)	27	67	11	19	12	21	50	83
Fingal	2	3	8	18	10	20	17	34
Flinders	-	-	-	-	-	-	1	1
George Town	8	15	3	5	31	75	16	29
Lilydale (b)	4	13	-	-	1	1	8	18
Portland	2	1	1	3	2	4	11	23
Ringarooma	-	-	1	2	1	3	6	15
Scottsdale	13	28	6	11	13	32	22	43
<b>Total North-Eastern Div:</b>	<b>56</b>	<b>127</b>	<b>30</b>	<b>58</b>	<b>70</b>	<b>156</b>	<b>131</b>	<b>246</b>
<b>NORTH MIDLAND DIVISION :</b>								
Evandale	1	5	1	1	1	4	7	23
Longford	6	19	8	22	11	27	35	95
St. Leonards (b)	2	4	1	2	2	7	14	30
Westbury	4	12	3	11	7	19	12	32
<b>Total North Midland Div:</b>	<b>13</b>	<b>40</b>	<b>13</b>	<b>36</b>	<b>21</b>	<b>57</b>	<b>68</b>	<b>180</b>
<b>MIDLAND DIVISION :</b>								
Bothwell	1	3	1	3	2	6	2	8
Campbell Town	3	9	4	14	2	6	8	23
Hamilton	5	7	3	7	3	6	9	19
Oatlands	1	3	-	-	4	9	5	10
Ross	2	6	-	-	-	-	2	5
<b>Total Midland Division:</b>	<b>12</b>	<b>28</b>	<b>8</b>	<b>24</b>	<b>11</b>	<b>27</b>	<b>26</b>	<b>65</b>
<b>SOUTH EASTERN DIVISION :</b>								
Brighton (c)	-	-	-	-	1	2	5	9
Clarence (b)	23	59	9	14	19	41	41	87
Glamorgan	1	1	4	4	7	12	4	9
Green Ponds (c)	-	-	1	1	2	3	1	1
Richmond (c)	-	-	-	-	1	4	1	3
Sorell	12	15	12	18	14	17	34	43
Spring Bay	-	-	4	6	4	6	17	30
<b>Total South Eastern Div:</b>	<b>36</b>	<b>75</b>	<b>30</b>	<b>43</b>	<b>48</b>	<b>85</b>	<b>103</b>	<b>182</b>
<b>SOUTHERN DIVISION :</b>								
Bruny	-	-	1	1	-	-	2	2
Esperance	4	8	2	6	6	19	7	17
Huon	7	15	5	13	4	14	10	20
Kingborough (b)	5	11	7	14	10	17	31	64
New Norfolk	18	37	6	13	16	52	37	93
Port Cygnet	2	4	2	3	2	3	3	5
Tasman	1	1	2	4	3	8	6	11
<b>Total Southern Division:</b>	<b>37</b>	<b>76</b>	<b>25</b>	<b>54</b>	<b>41</b>	<b>113</b>	<b>96</b>	<b>212</b>
<b>WESTERN DIVISION :</b>								
Queenstown	-	-	5	18	9	34	5	17
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	-	-	-	-	-	-
<b>Total Western Division:</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>18</b>	<b>9</b>	<b>34</b>	<b>5</b>	<b>17</b>
<b>Total Country Divisions:</b>	<b>293</b>	<b>703</b>	<b>229</b>	<b>541</b>	<b>350</b>	<b>861</b>	<b>810</b>	<b>1,903</b>
<b>Total Tasmania</b>	<b>621</b>	<b>1,742</b>	<b>610</b>	<b>1,696</b>	<b>780</b>	<b>2,154</b>	<b>1,867</b>	<b>5,301</b>

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definition of terms used page 6, paragraph 7.

4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars		Solid Brick, Concrete etc.	Brick, Concrete, etc. Veneers.	Wood	Prefab- ricated Wood.	Fibro- Cement	Other Materials	Total
DECEMBER QUARTER 1956								
Commenced	Number	57	49	480	4	20	-	610
During Quarter	% of Total Number	9.3	8.0	78.7	0.7	3.3	-	100.0
	Value £'000	200	168	1,282	11	35	-	1,696
	Average Cost £ (a)	3,509	3,429	2,671	2,750	1,750	-	2,780
Completed	Number	125	64	570	2	19	-	780
During Quarter	% of Total Number	16.0	8.2	73.1	0.3	2.4	-	100.0
	Value £'000	435	204	1,478	5	32	-	2,154
	Average Cost £ (a)	3,480	3,188	2,593	2,500	1,684	-	2,762
Under Construction at 31st Decr. 1956.	Number	395	237	1,139	7	89	-	1,867
	% of Total Number	21.2	12.7	60.9	0.4	4.8	-	100.0
	Value £'000	1,426	763	2,947	20	145	-	5,301
	Average Cost £ (a)	3,610	3,219	2,587	2,857	1,629	-	2,839
SEPTEMBER QUARTER, 1956								
Commenced	Number	59	70	370	6	5	-	510
During Quarter	% of Total Number	11.6	13.7	72.5	1.2	1.0	-	100.0
	Value £'000	279	227	936	17	9	-	1,468
	Average Cost £ (a)	4,729	3,243	2,530	2,833	1,800	-	2,878
Completed	Number	164	67	516	13	18	-	778
During Quarter	% of Total Number	21.1	8.6	66.3	1.7	2.3	-	100.0
	Value £'000	605	206	1,297	34	24	-	2,166
	Average Cost £ (a)	3,689	3,075	2,514	2,615	1,333	-	2,784
Under Construction at 30th Sept, 1956.	Number	463	252	1,229	5	88	-	2,037
	% of Total Number	22.7	12.4	60.3	0.2	4.4	-	100.0
	Value £'000	1,629	784	3,081	14	140	-	5,648
	Average Cost £ (a)	3,518	3,111	2,507	2,800	1,591	-	2,773

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING DECEMBER QUARTER, 1956.

Description of Building.	Hobart			Launceston			Rest of State	Total Tas- mania	Percent age of Total.
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc.	73	84	157	25	27	52	98	307	9.7
Brick, Concrete, etc. Veneers.	14	6	20	71	48	119	30	169	5.3
Wood	70	630	700	35	116	151	463	1,314	41.4
Fibro-Cement	2	-	2	-	1	1	27	30	.9
Other	-	-	-	-	-	-	-	-	-
Total Houses:	159	720	879	131	192	323	618	1,820	57.3
Flats	86	-	86	6	-	6	-	92	2.9
Shops	39	9	48	4	2	6	56	110	3.5
Hotels, Guest Houses	11	15	26	1	-	1	5	32	1.0
Office Premises	70	6	76	8	-	8	19	103	3.2
Other Business Premises	93	24	117	-	-	-	64	181	5.7
Factories	27	27	54	-	-	-	107	161	5.1
Clubs, Halls, Theatres	17	-	17	2	-	2	11	30	1.0
Educational Buildings	81	47	128	3	27	30	72	230	7.2
Religious Buildings	-	1	1	1	-	1	15	17	.5
Health Buildings	3	17	20	2	-	2	147	169	5.3
Other New Buildings	80	19	99	12	2	14	118	231	7.3
Total Other Buildings	507	165	672	39	31	70	614	1,356	42.7
Total New Buildings	662	889	1,551	167	223	390	1,235	3,176	100.0
Percentage of Total	20.8	28.0	48.8	5.3	7.0	12.3	38.9	100.0	



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS  
IN TASMANIA AS AT 19TH DECEMBER, 1956.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	821	Carpenters	2,517	New Buildings:	
Sub-Contractors.	608	Bricklayers	367	Houses	2,825
Wage Earners	3,669	Painters	358	Other New Buildings	1,384
		Electricians	163	Additions & Alterations (b):	
		Plumbers	271	Houses	307
		Builders'		Other Buildings	303
		Labourers	917	Repairs & Maintenance (b):	279
		Others	505		
Total:	5,098	Total:	5,098	Total:	5,098

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

1. Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor who is responsible for the whole job.
2. Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
3. Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
4. Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
5. Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
6. Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
7. Building Permits: Figures relating to Building Permits include details of:
  - (a) Permits issued by Local Governmental Authorities for the construction of private buildings.
  - (b) Contracts let and day labour projects commenced by Governmental Authorities.
  - (c) Private buildings reported to have been commenced in those municipalities which do not issue building permits.
8. Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,  
Tasmania Branch,  
HOBART.

7th March, 1957.

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Deputy Commonwealth Statistician.